

THURSTON COUNTY COMPREHENSIVE PLAN UPDATE

PLANNING COMMISSION – MAY 6, 2020



THURSTON



**Comprehensive Plan Update 2020
Mineral Resource Lands**



GOAL OF THIS WORK SESSION

- Mineral Lands work sessions previously held 1/22/2020 and 2/5/2020
- Review recent stakeholder discussions
- Review new stakeholder proposed changes

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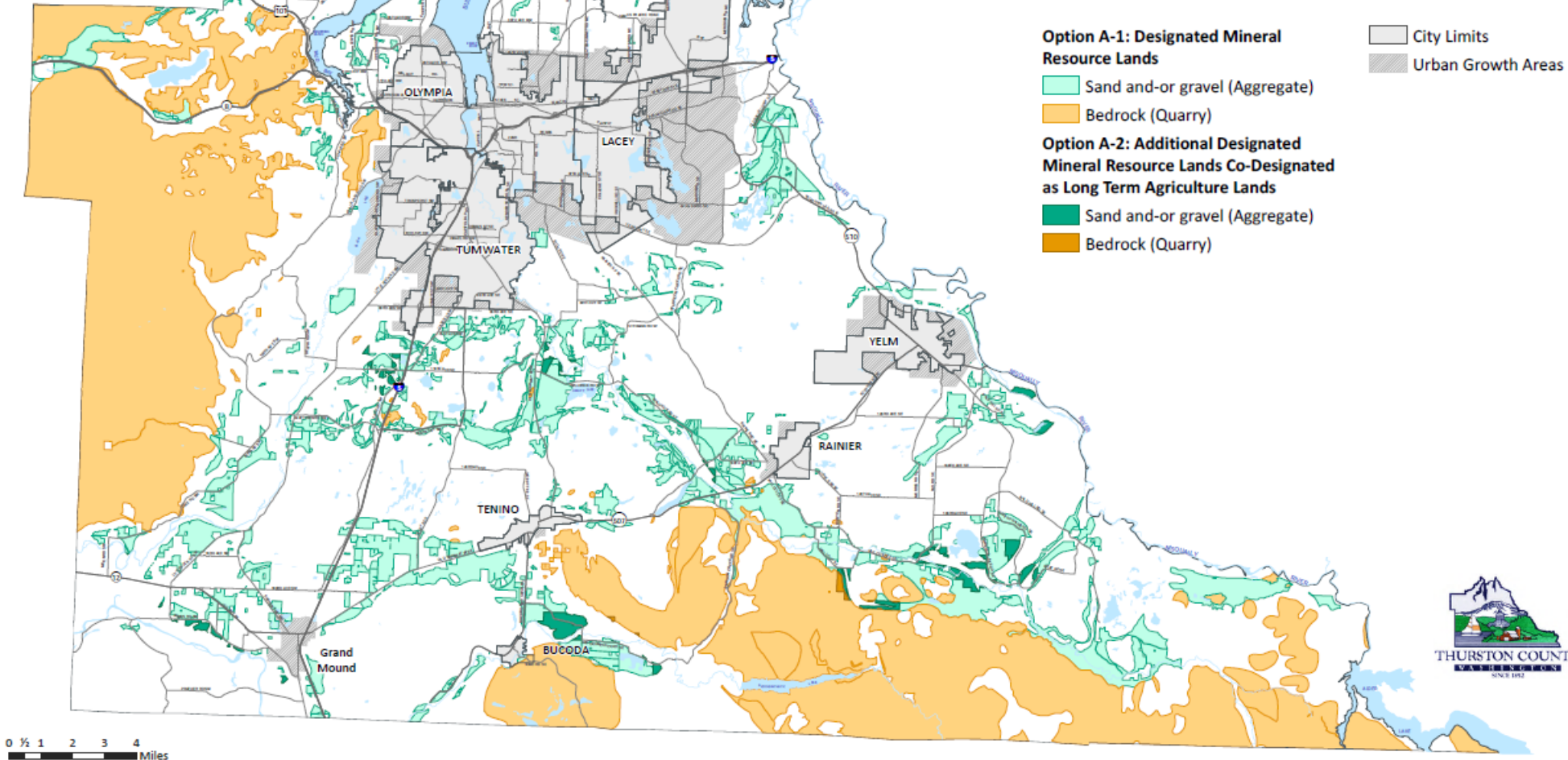
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THURSTON COUNTY COMPREHENSIVE PLAN

2020 UPDATE

Map N-2
Designated Mineral Resource Lands



DESIGNATION IS NOT A PERMIT TO MINE

Types of criteria that is considered at the site level:

- Critical Areas
- Zoning
- Other Criteria in the Thurston County Code

Table 1

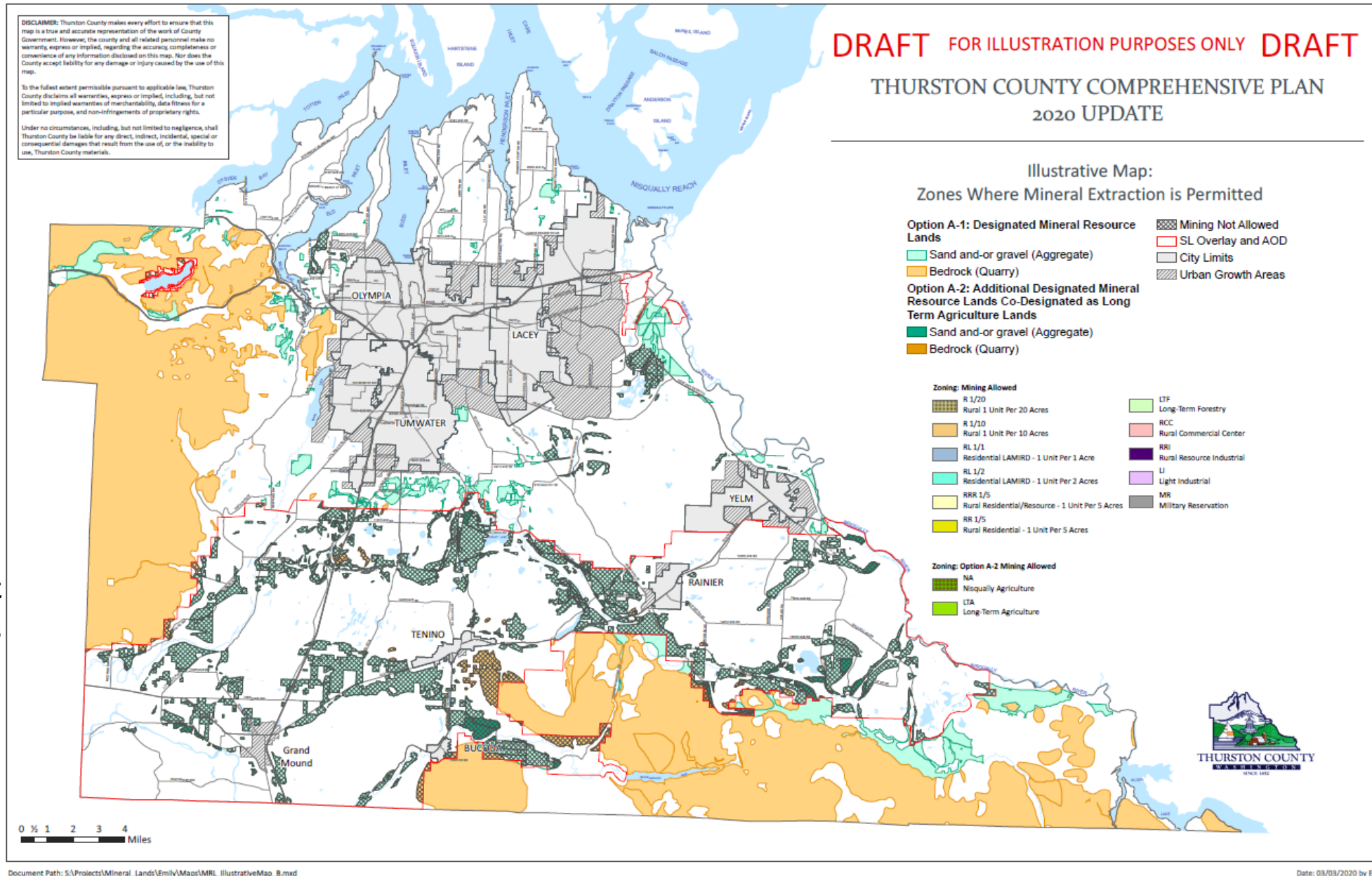
Special Uses—Distribution in County Zoning Districts

Uses listed below are prohibited unless specifically identified as allowable through special use review, or unless listed as a permitted or primary use within an individual zoning district chapter.

USE	R 1/20	R 1/10	R R 1/5	R R 1/5	U R 1/5	R L 1/2	R L 1/1	R L 2/1	R 3/6/1	R 4/1/6/1	L I	R R I	P I	N C	R C C	A C	H C	S L 1	M G S A 2	L T A	N A	L T F	P P	M R	A O D
21 Mineral extraction	X	X	X	X		X	X				X	X			X					X	X	X	X		X
...																									

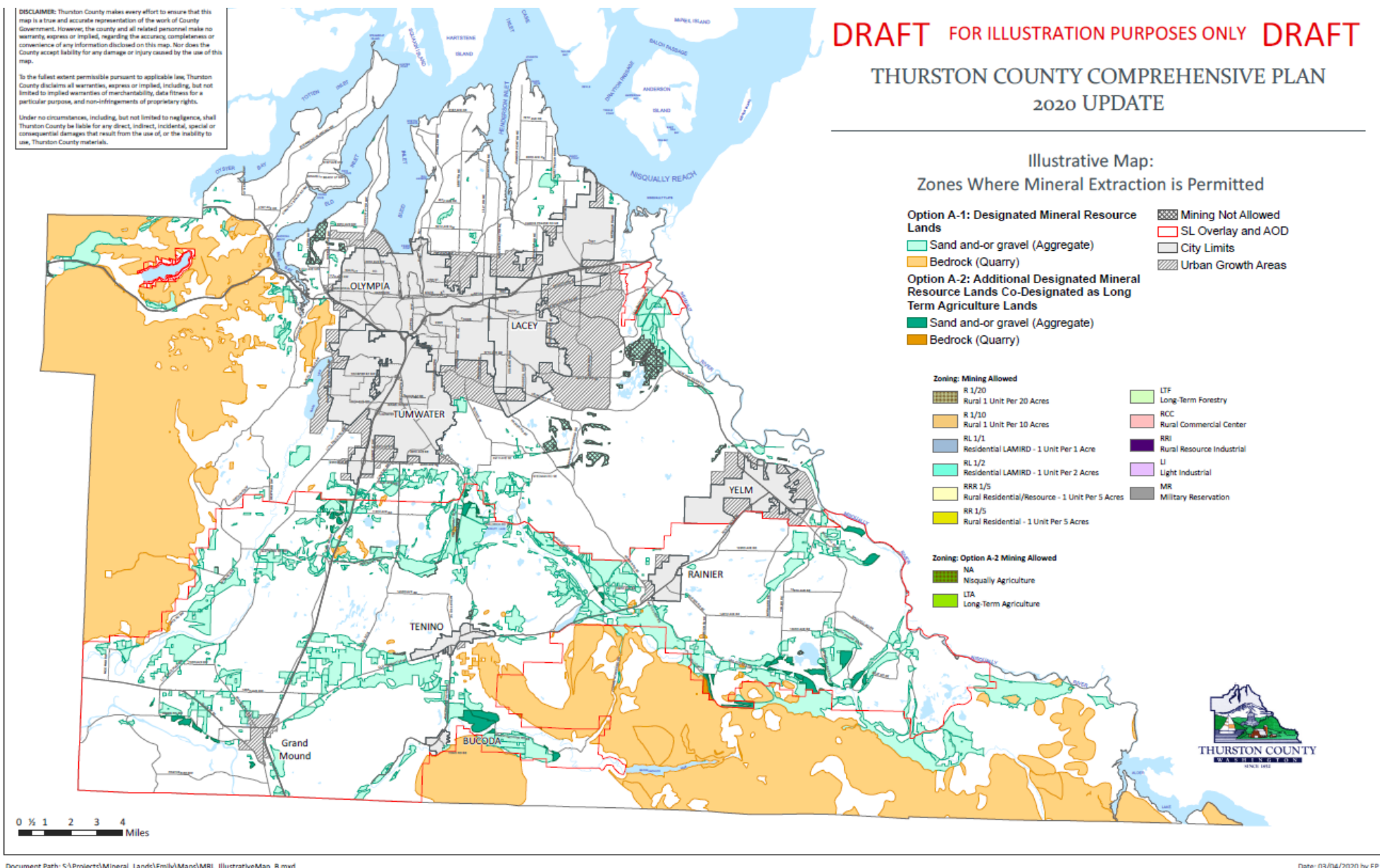
CURRENT SPECIAL USE PERMIT CODE LANGUAGE, EXCEPT ALLOWING IN NA/LTA

Most of the hashed area not allowed at permit scale is due to Agritourism Overlay Distract (AOD)



PROPOSED SPECIAL USE PERMIT CODE LANGUAGE, EXCEPT ALLOWING IN NA/LTA AND AOD

This shows if Special Use Permit table were changed (as proposed) to permit in Agritourism Overlay Distract (AOD), LTA/NA



MAJOR DECISION POINTS

Several options for mineral lands. Which does the Planning Commission want to move forward to public hearing? Major options are:

- Maintain current designation criteria, or change to co-designate with agriculture
- Maintain current plat resource use notice distance of 1,000 feet, or lessen to 500 feet
- When to allow mining to be permitted on undesignated lands (expansion code options)
- How is the designation map interpreted at the site-scale



MINERAL LANDS STAKEHOLDER GROUP



MINERAL LANDS STAKEHOLDER GROUP

- 2 subcommittee meetings February 26, 2020 and March 9, 2020
- Interests represented:
 - Agriculture
 - Environment
 - Industry

MINERAL LANDS STAKEHOLDER GROUP

- Topics Discussed
 - Continuous noise monitoring
 - Co-designation of agriculture
 - Urban Growth Areas & 1,000 feet
 - Parks & 1,000 feet
 - Land Trusts



SUGGESTED CHANGES TO MINERAL LANDS CONTENT BASED ON STAKEHOLDER FEEDBACK



CONTINUOUS NOISE MONITORING

- Major discussion points around the continuous noise monitoring option in the code language:
 - Continuous noise monitoring is expensive
 - There is one major provider in the state
 - Time of operation is limited in the County Code
 - WAC limits decibels at the property line (55 dB – roughly the sound of an office/normal conversation)
 - Safeguards could be added to standard language
 - Continuous noise monitoring would need further definition if kept

CONTINUOUS NOISE MONITORING

- Stakeholders agreed (consensus) to these suggested changes to the code:
 - Remove continuous noise monitoring option
 - Add to current language (quarterly monitoring)
 - Required noise study for operations adjacent to residential zones
 - Time requirement to identify noise issues in 72 hours, and develop a plan for resolution within 60 days.
 - If after 2 years there are no compliance issues, monitoring may be reduced.

CO-DESIGNATION OF AGRICULTURE

- Major discussion points around the co-designation of agriculture option:
 - Most areas of co-designated agriculture and mineral lands are on perimeters of Long Term Agriculture blocks.
 - Contiguous block size is essential to LTA designation

CO-DESIGNATION OF AGRICULTURE

- Stakeholders agreed (consensus) to these suggested changes to the code:
 - Add in background language (ch. 3) about co-designation of agriculture and mineral lands.
 - Updated code language to include more specific metrics (pH, soil particle size, nutrients).
 - Add in new policy language:
 - Co-designation not impacting land base,
 - Mineral extraction should be avoided unless soils can be restored,
 - Accessory uses should be located on adjacent (not co-designated) land,
 - Post-reclamation to maintain long-term agricultural use.

UGAS & 1000 FEET

- Major discussion points around the Urban Growth Areas & 1,000-feet clause:
 - There are mines that exist within the Urban Growth Area and within the 1,000-foot separation distance
 - Existing mines should be able to expand within the 1,000 feet.
 - The residential citizens/cities (those impacted in UGA) are not present at the table.

UGAS & 1000 FEET

- Stakeholders agreed (consensus) to these suggested changes to the code (presented as new option D-3):
 - Allow for expansion of existing operations to be considered in the 1,000-foot from UGAs
 - Allow for expansion of existing operations within the Urban Growth Area outside of the UGA into the 1,000-foot undesignated separation distance.

PARKS & 1000 FEET

- Major discussion points around the Parks & 1,000-foot clause:
 - Parks need the 1,000-foot distance to protect wildlife/habitat from noise, water, light, visual, and vibration impacts.
 - Types of parks protected:
 - Some parks are very narrow and are protected by a large area.
 - Some mines donate their land as a park after reclamation is complete.
 - In some cases, there may already be a disruptive barrier within the 1,000-feet from a park (railroad, road, industrial use).
 - This protective distance could be determined at the site-level.

PARKS & 1000 FEET

- Stakeholders agreed (consensus) to these suggested changes to the code (presented as new option D-3):
 - Allow for new or expansion of operations to be considered in the 1,000-foot from parks up to an existing barrier
 - Barrier is defined as industrial use, public road, or active railroad
- Stakeholders **did not agree** to the following discussed changed: (presented within new option D-3):
 - If a park was donated by same operator, new or existing operations (same operator) can be considered in the undesignated 1,000-feet.
 - Expansion of existing within the undesignated 1,000-foot from parks.



OTHER DISCUSSED ITEMS THAT DID NOT REACH CONSENSUS

- Protecting additional conservation lands, including land trusts
- 1,000-feet in designation criteria
- New mines allowed in 1,000-ft versus only expansion of existing

NEXT MEETING

- Review mineral lands options, including revisions from 2020 stakeholder subcommittee work
- Planning Commission consider which options to retain, change, or remove for public hearing

QUESTIONS?

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